



Obstructing Public Right of Way

Blocking the public right of way is not only dangerous, but also illegal. Be sure your materials are delivered onto the site, not next to the site.

- ✓ Rock, gravel, soil, bark dust
- ✓ Machines and equipment
- ✓ Lumber and building materials
- ✓ Portable toilets
- ✓ Landscaping plants



Additional Hazards

Combined with dilapidated structures, fire hazards, and illegally dumped toxic substances are the construction hazards that seem normal during daylight hours, but that become “attractive nuisances” when workers leave the site. These may include:

- ✓ Open foundations or other large pits
- ✓ Power tools
- ✓ Large equipment
- ✓ Highly stacked building materials

Also potential hazards are structures in different phases of construction, which may have:

- ✓ Unfinished stairs
- ✓ Partial floors
- ✓ Unguarded heights
- ✓ Bare wiring
- ✓ Exposed gas lines
- ✓ Scattered nails, screws, and staples



Whose Problem Is It? Yours, if you are the:

- ✓ Owner of the property
- ✓ Owner's manager
- ✓ Property agent
- ✓ Person in control of the property
- ✓ Tenant, bailee, or lessee
- ✓ Person occupying the property
- ✓ Person in possession of the property
- ✓ Person who created the violation
- ✓ Person who allowed the violation to exist

These include partial owners, partners, site supervisors, project managers, site workers, marketing persons, and others hired to work or represent the site.

What can happen to you?

- ✓ Court Citation
 - Penalties from \$250 to \$1000 per violation, per day
- ✓ Stop Work Order issuance
- ✓ Refusal or revocation of permits
- ✓ Personal liability, lawsuits and claims
 - Injuries or damages caused on or by conditions at the property



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City of Tigard

Maintaining Property Before, During, and After Development



*A guide to your responsibilities
as a property owner, project
manager, developer, and
marketing agent of vacant
property and land through the
development process.*



Vacant Property Hazards

Vacant property, open land, abandoned homes, and dilapidated structures are all potential hazards, and often draw unwanted activities. It is imperative that all sites, especially structures, are fully secured and monitored often for breaches in the security systems. Problems commonly seen at construction or pre-construction sites include:

- ✓ Illegal dumping.
- ✓ Transients or "squatters"
- ✓ Drug activity
- ✓ Arson
- ✓ Vandalism: breaking windows, graffiti, etc.
- ✓ Theft and illegal salvage of materials (commonly metal fixtures and wiring)
- ✓ Security precautions that have been damaged or removed (holes in perimeter fencing, boards removed from windows, doors kicked in, etc.)



Vegetation

Vacant sites usually have existing vegetation that requires maintenance. Tailored manicuring is not required, however routine maintenance is. Vegetation problems

commonly seen at pre-construction construction sites include:

- ✓ Grass and weeds over 10" tall or seeding
- ✓ Blackberry vines crossing any property lines
- ✓ Grass, weeds, and / or blackberry vines crossing into the street or sidewalk.
- ✓ Vegetation blocking vision for traffic

Noise

Construction noise is prohibited **before 7am or after 7pm, 7 days a week.** There

is no change in the permitted construction hours due to season, daylight savings time, weather conditions, etc.

Common construction noise violations include:

- ✓ Vehicular: employees arriving at jobsite, deliveries, idling engines, honking horns, etc.
- ✓ Equipment: back-up beepers, revving engines, generators, power tools, etc.
- ✓ Communication: hand held radios, cell phones, CB radios, bullhorns, etc.
- ✓ Personal: loud talking, shouting, singing, yelling, music, etc.
- ✓ General noises: hammering, banging, thumping, clanging, etc.



Junk / Dumping



A vacant site may have existing junk from prior owners, or new junk from illegal dumping. It is your responsibility to keep the property clean, regardless of the source of the junk.

- ✓ Inoperable vehicles and tires
- ✓ Furniture, appliances and household items
- ✓ Shopping carts
- ✓ Propane tanks and chemical barrels
- ✓ Garbage
- ✓ Deconstruction or demolition debris

Trash

Trash shall be contained so as to not cause visual blight, contribute to pests, or spread to surrounding areas.

- ✓ Food wrappers, bags, cans, cups, etc.
- ✓ Supply packaging and containers
- ✓ Deconstruction and demolition debris
- ✓ Scraps, leftovers, broken or excess materials, etc.



Signage / Marketing

Pre, current, and post construction sites with signage needs should contact the City prior to the purchase or erection of any advertising materials. Signage violations commonly seen include:

- ✓ Any signs placed on City, State, or County property, including public right of way such as streets, sidewalks, planter strips, traffic control devices, ditches, roadsides, utility poles, etc.
- ✓ Permanent or semi-permanent signs without permits. Often seen as large signs on 4x4 posts.
- ✓ Flags and pennants, which are prohibited
- ✓ Balloons attached to otherwise permitted signs or property.
- ✓ Signs placed on private property without explicit consent from the property owner.
- ✓ "Lawn signs" or small signs on a stick in commercial or industrial zones.
- ✓ A-board signs in commercial or industrial zones without permits.
- ✓ A-board signs in residential zones before 8am or after 6pm.
- ✓ Signs exceeding size or quantity limitations.

